



**Stone Cross**  
ESTATE AGENTS

**Heywood Avenue, Golborne, Warrington, WA3  
3DX**

**Offers in Excess of  
£169,950**

Stone Cross are delighted to be able to bring to the market this three bedroom semi detached house that is situated within easy access to Golborne Village centre which offers a selection of local shops and is within easy access to a range of primary and secondary schools. This property has spacious landscapes and ideal for a growing family, investors or first time buyers. Consists of lounge, dining room and kitchen to the ground floor. The first floor has 3 bedrooms and a family bathroom. Externally there is spacious laid to lawn gardens to the front, side and rear of the property which aren't overlooked with a paved patio area also to the rear.

- 3 Bedrooms
- Semi-Detached
- Gardens not overlooked
- Two Reception Rooms
- Council Tax Band B
- UPVC Double Glazed

\*\*\*Call us now to arrange a viewing\*\*\*

### **Entrance Hallway**

*Via wooden door, ceiling light point and stairs to first floor landing*

### **Lounge**

*16' 4" x 11' 8" (4.99m x 3.56m) UPVC double glazed window to front elevation, French doors to rear elevation, electric fire and mantle, ceiling light point and wall mounted radiator.*



### **Kitchen**

*8' 2" x 15' 0" (2.50m x 4.57m) Wooden door to rear elevation, two UPVC double glazed windows to rear elevation, wall, base and drawer units, stainless steel sink unit with two taps, plumbing for a washing machine, space for fridge freezer, part tiled walls, oven, extractor and gas hob, understairs storage with energy meters and ceiling light point.*



### **Dining Room**

*9' 10" x 11' 11" (3.00m x 3.63m) Bay UPVC double glazed window to front elevation, ceiling light point, wall mounted radiator.*



### **Bedroom Two**

*11' 1" x 11' 9" (3.37m x 3.57m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and storage cupboards.*

### **Bedroom One**

*10' 4" x 15' 0" (3.155m x 4.57m) UPVC double glazed bow window to front elevation, wall mounted radiator, ceiling light point, integrated wardrobes.*

### **Bedroom Three**

*7' 4" x 11' 9" (2.24m x 3.57m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point.*



### **Bathroom**

*5' 1" x 8' 9" (1.55m x 2.67m) UPVC double glazed frosted window to rear elevation, double walk in shower, WC, sink unit, ceiling light point.*

### **Front Garden**

*Enclosed front garden with lawn, trees and plants which continues round to the side and rear garden.*

### **Rear Garden**

*Not overlooked, enclosed garden with lawn and paved patio area.*



### **Tenure**

*Freehold*

### **Council Tax Band**

*B*

*Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.*



Energy performance certificate (EPC)																																		
19 Heywood Avenue Golborne WARRINGTON WA3 3DX	Energy rating <b>D</b>	Valid until: <b>23 March 2033</b>																																
Certificate number: 3837-4327-0200-0644-5226																																		
Property type	Semi-detached house																																	
Total floor area	86 square metres																																	
<b>Rules on letting this property</b> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read <a href="#">guidance for landlords on the regulations and exemptions</a> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).</p>																																		
<b>Energy efficiency rating for this property</b> <p>This property's current energy rating is D. It has the potential to be C.</p> <p><a href="#">See how to improve this property's energy performance.</a></p> <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>
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***Viewing of this property is strictly by appointment through Stone Cross Estate Agents.***

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.